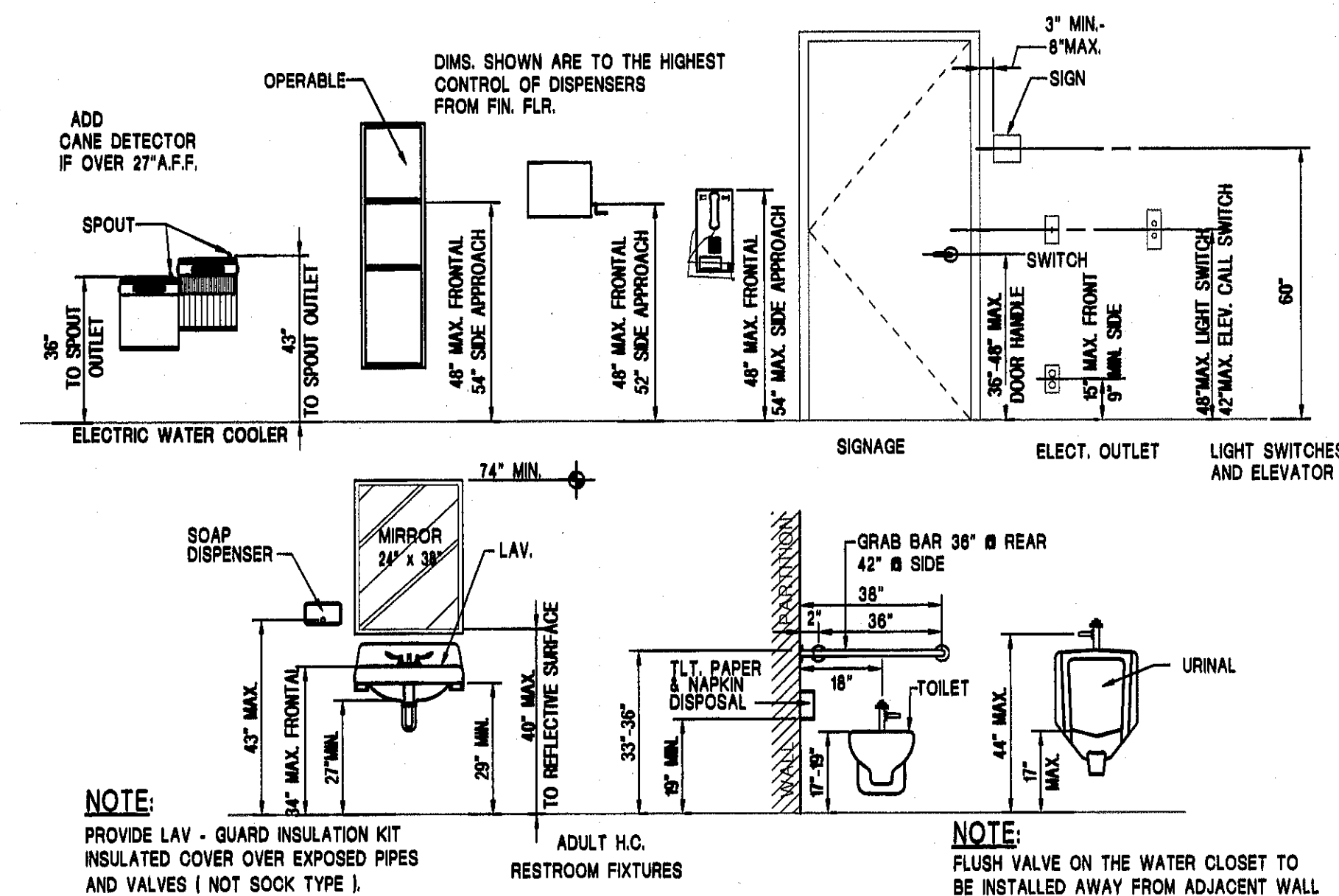




REMODELING OF THE ASCARATE ANNEX FOR THE EL PASO COUNTY

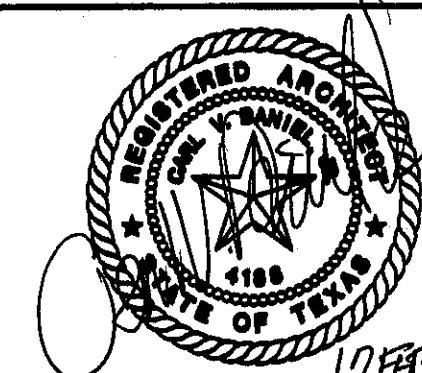
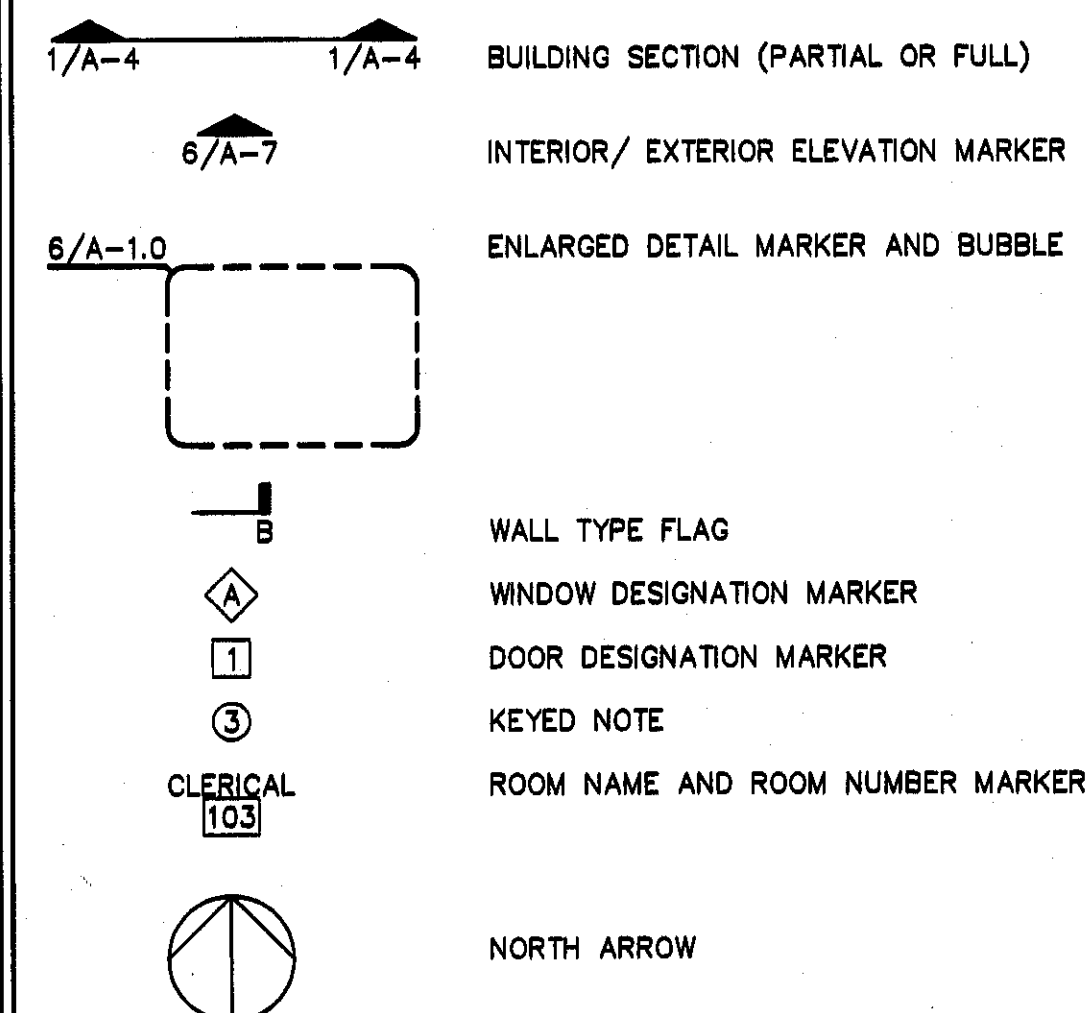
301 MANNY MARTINEZ DR.

EL PASO, TEXAS 79905



STANDARD H.C. MOUNTING HT. SCHEDULE
SCALE: 3/8" = 1'-0"

STANDARD SYMBOLS LEGEND



CODE COMPLIANCE:

IBC 2009 EDITION WITH ALL LATEST LOCAL AMENDMENTS BY THE CITY OF EL PASO, INCLUDING THE TEXAS ASBESTOS HEALTH PROTECTION ACT.

ZONING ORDINANCE, CITY OF EL PASO
TEXAS ACCESSIBILITY STANDARDS (TAS)
AMERICAN WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES
NATIONAL FIRE PREVENTION ASSOCIATION (NFPA)
2009 EDITION OF THE INTERNATIONAL MECHANICAL CODE
2009 EDITION OF THE INTERNATIONAL PLUMBING CODE
2009 EDITION OF THE NATIONAL ELECTRICAL CODE
2009 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE

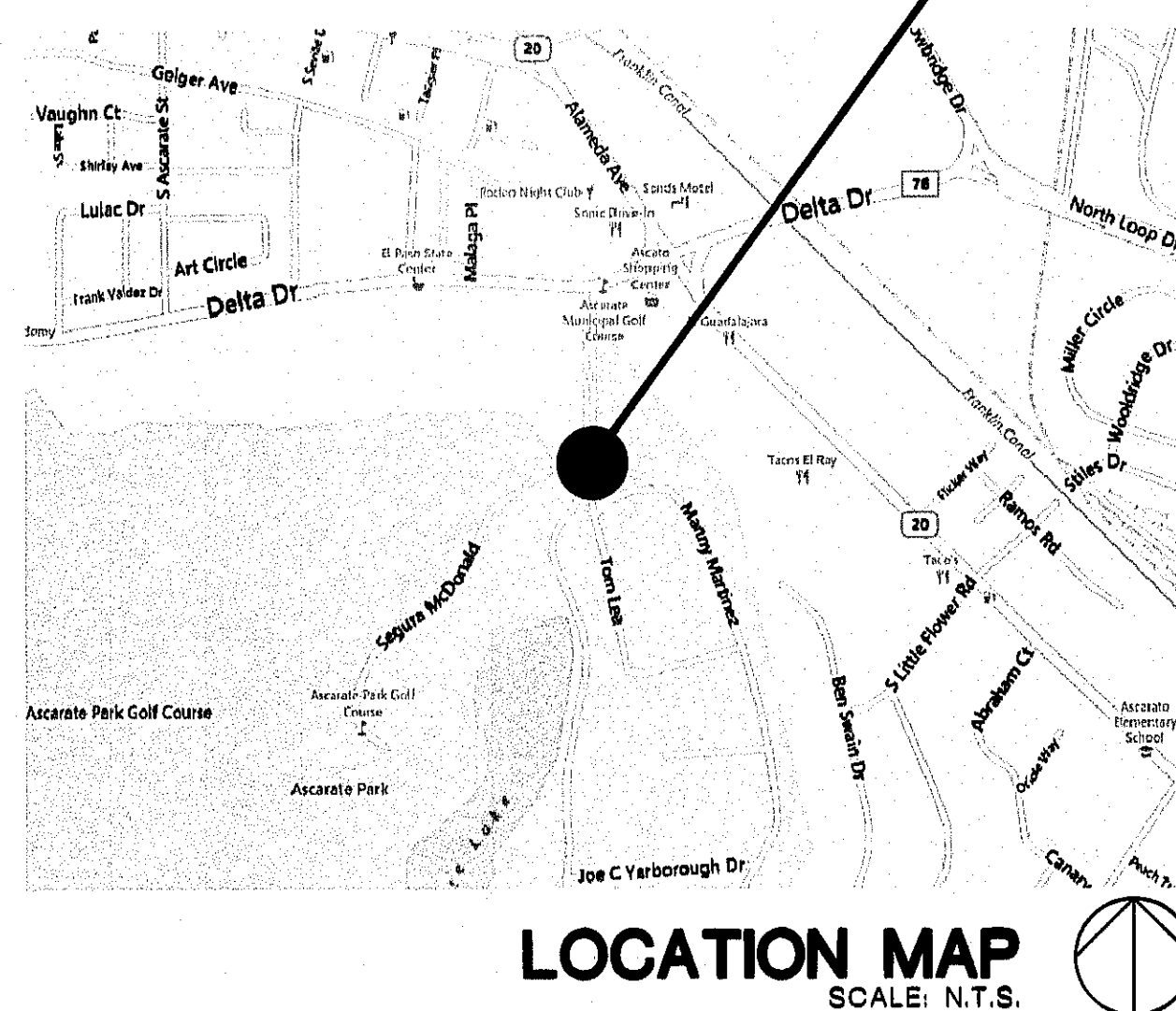
IBC CODE DATA:

- SCOPE OF WORK: NEW ☐ ADDITION ☐ REMODEL ☒
- PROPERTY IDENTIFICATION NUMBER/ ACCOUNT NUMBER:
U30399900100100 (CENTRAL APPRAISAL)
- ADDRESS: 301 MANNY MARTINEZ DR. EL PASO TEXAS 79905
- LEGAL DESCRIPTION:
A PORTION OF U.S. GOVERNMENT PARCEL No.3
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
- ZONE: R4 IF SP OR SC THEN CONTRACT ATTACHED
(ZONING MAP AND PLANNING DIVISION)
- FLOOD ZONE VERIFIED: YES ☐ NO ☐
(DEVELOPMENT DIVISION)
- PARKING REQUIRED: SPACES N/A (ZONING ORDINANCE)
- PARKING PROVIDED: SPACES N/A
- OCCUPANCY: BUSINESS (EXISTING)
- OCCUPANCY: BUSINESS (PROPOSED IBC CHAPTER 3)
- AREA SQUARE FOOTAGE (EXISTING): 10,105 SQ. FT.
- AREA SQUARE FOOTAGE (REMODEL): 10,105 SQ. FT.
- GROSS SQUARE FOOTAGE (NEW & EXISTING):
- CONSTRUCTION TYPE: IIB (IBC CHAPTER 6)
- OCCUPANT LOAD: (IBC TABLE 1004.12)
- INCHES OF EGRESS REQUIRED: N/A (IBC TABLE 1005)
- FOOD SERVICE: YES ☐ NO ☒ (HEALTH DEPARTMENT)
- ALLOWABLE AREA: N/A (TABLE 503 IBC)
- BUILDING HEIGHT: N/A (TABLE 503 IBC)
- REQUIRED FIRE RATED WALLS DESIGNATED: YES EXIST NO ☐
(CHAPTER 7 IBC)
- DISTANCE FROM BUILDING TO THE NEAREST TWO FIRE HYDRANTS:
1. 2. (AS VEHICLE WOULD TRAVEL)
- SPRINKLERED STRUCTURE: YES ☐ NO ☒ (CHAPTER 9 IBC)
- FIRE ALARM: YES ☐ NO ☒ (CHAPTER 9 IBC)
- STANDPIPE: YES ☐ NO ☒ (CHAPTER 9 IBC)

DOCUMENTS/ DRAWINGS INCLUDED

1. CIVIL DRAWINGS	YES	NO	<input checked="" type="checkbox"/>
2. ARCHITECTURAL DRAWINGS	YES	NO	<input checked="" type="checkbox"/>
3. PLUMBING DRAWINGS	YES	NO	<input checked="" type="checkbox"/>
4. ELECTRICAL DRAWINGS	YES	NO	<input checked="" type="checkbox"/>
5. MECHANICAL DRAWINGS	YES	NO	<input checked="" type="checkbox"/>
6. LANDSCAPE DRAWINGS	YES	NO	<input checked="" type="checkbox"/>
7. IRRIGATION DRAWINGS	YES	NO	<input checked="" type="checkbox"/>
8. DARK SKY COMPLIANCE	YES	NO	<input checked="" type="checkbox"/>
9. LIGHTING ENERGY CODE COMPLIANCE	YES	NO	<input checked="" type="checkbox"/>
10. ENVELOPE ENERGY CODE COMPLIANCE	YES	NO	<input checked="" type="checkbox"/>
11. MECHANICAL ENERGY CODE COMPLIANCE	YES	NO	<input checked="" type="checkbox"/>
12. DOOR SCHEDULE	YES	NO	<input checked="" type="checkbox"/>
13. WINDOW SCHEDULE	YES	NO	<input checked="" type="checkbox"/>
14. PLUMBING SCHEDULE	YES	NO	<input checked="" type="checkbox"/>
15. ASBESTOS REPORT	YES	NO	<input checked="" type="checkbox"/>
16. STORM WATER POLLUTION PREVENTION PLAN	YES	NO	<input checked="" type="checkbox"/>

301 MANNY MARTINEZ DR.



LOCATION MAP
SCALE: N.T.S.

LEGAL DESCRIPTION

A PORTION OF U.S. GOVERNMENT PARCEL No.3
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

ABBREVIATIONS:

ACOUST.	ACOUSTICAL	H.M.	HOLLOW METAL
A.D.A.	AMERICANS WITH DISABILITIES ACT	V.W.C.	VINYL WALL COVERING
ALUM.	ALUMINUM	S.C.W.	SOLID CORE WOOD
LAM.	LAMINATE	SGL.	SAFETY GLASS
GYP.BD.	GYP. BOARD	ST.	STAIN
EXIST.	EXISTING	TEMP.	TEMPERED
F.E.C.	FIRE EXTINGUISHER CABINET	U.N.O.	UNLESS NOTED OTHERWISE
F.D.	FLOOR DRAIN	V.C.T.	VINYL COMPOSITION TILE
GL.	GLASS/ GLAZING	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE		
HDW.	HARDWARE		

PROJECT GENERAL NOTES

PROJECT GENERAL NOTES PROVIDE INFORMATION CONCERNING THE WORK OF THE ENTIRE PROJECT AND ARE NOT LIMITED TO ANY INDIVIDUAL DRAWING OR SHEET.

- THE DRAWINGS AND THE SPECIFICATIONS ARE COOPERATIVE. WHERE DRAWINGS AND SPECIFICATIONS, OR DRAWINGS, OR SPECIFICATIONS THEMSELVES ARE IN CONFLICT, CONTRACTOR SHALL PROVIDE THE BETTER QUALITY / GREATER QUANTITY.
- ACTUAL FIELD CONDITIONS FOUND TO BE AT VARIANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR HIS CONSIDERATION BEFORE PROCEEDING WITH THE WORK. FIELD VERIFICATION OF ALL JOB CONDITIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS ARE NOMINAL AND REQUIRE FIELD VERIFICATION AND COORDINATION. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY OR FACE OF STUD, UNLESS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS.
- LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE ALL WORK WITH RESPECTIVE UTILITY OWNERS, IF THEY OCCUR IN THE PROJECT AREA. & INTERFERE W/ THE SCOPE OF WORK - WHETHER THEY ARE SHOWN OR NOT.
- GENERAL DATA SHOWN ON ONE PART OF THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS.
- FINISH ALL WORK, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL FINISHES TEXTURES, ETC. NOT INDICATED, SHALL BE AS SELECTED BY THE ARCHITECT.
- PROVIDE PROPER MATERIALS, INSTALLATIONS AND PROTECTIONS NECESSARY TO MEET FIRE RATED CONSTRUCTION REQUIREMENTS. PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE CODES AND THE REFERENCED STANDARDS.
- ACCESSIBILITY REQUIREMENTS:
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS AND INSTALLATIONS COMPLY W/ THE ACCESSIBILITY REQUIREMENTS OF ALL GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE PROJECT (INCLUDING ARTICLE 9102, TEXAS CIVIL STATUTE, STANDARDS OF THE TEXAS DEPT. OF LICENSING & REGULATION, AND THE AMERICANS W/ DISABILITIES ACT (ADA) OF 1990. VERIFY COMPLIANCE AND REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO ORDERING ITEMS AND MATERIALS. ALL ITEMS, MATERIALS AND INSTALLATIONS SHALL BE IN COMPLIANCE.
- THE CONSTRUCTION DOCUMENTS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE W/ ALL GOVERNING REGULATIONS CONCERNING SAFETY, IS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- ERRORS AND/OR OMISSIONS IN THE ROOM FINISH OR DOOR SCHEDULES DOES NOT RELIEVE THE CONTRACTOR FROM EXECUTING ALL WORK INDICATED ON THE DRAWINGS.

CONTRACTOR'S RESPONSIBILITY

- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH INFORMATION FURNISHED BY THE OWNER, AND SHALL AT ONCE REPORT TO THE ARCHITECT, ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY, KNOWING IT INVOKES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COST FOR CORRECTION.
- THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS, BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED, SHALL BE REPORTED TO THE ARCHITECT AT ONCE.
- THE SUBMISSION OF A BID AND SUBSEQUENT SIGNING OF A CONSTRUCTION CONTRACT, WILL BE REGARDED AS A GUARANTEE THAT THE CONTRACTOR HAS VERIFIED ALL FIELD CONDITIONS, AND FULLY UNDERSTANDS THE SCOPE OF THE PROJECT. HENCEFORTH, ONLY CONCEALED OR UNKNOWN EXISTING CONDITIONS AND SCOPE CHANGES WILL BE CONSIDERED AS A BASIS FOR A CHANGE ORDER.
- THE ASSUMPTION IS MADE THAT SUBCONTRACTORS FOR ALL TRADES POSSESS AT LEAST A MINIMUM STANDARD OF EXPERTISE IN THEIR TRADE, AND THEREFORE WILL BEAR PARTIAL RESPONSIBILITY FOR THE PROPER EXECUTION OF THEIR WORK. THE IDENTIFICATION AND NOTIFICATION OF THE ARCHITECT REGARDING ERRORS, INCONSISTENCIES AND OMISSIONS IN THE CONTRACT DOCUMENTS, PRIOR TO THE IMPLEMENTATION OF ANY WORK, ARE INCLUSIVE OF SUCH RESPONSIBILITY.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF WORK UNDER THE CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS....
- THE CONTRACTOR SHALL REVIEW, APPROVE AND SUBMIT TO THE ARCHITECT, SHOP DRAWINGS PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS REQUIRED BY THE CONTRACTOR DOCUMENTS WITH REASONABLE PROMPTNESS, AND IN SUCH A SEQUENCE AS TO CAUSE NO DELAY IN THE PROJECT OR IN THE ACTIVITIES OF THE OWNER, OR OF SEPARATE CONTRACTORS.
- BY APPROVING AND SUBMITTING SHOP DRAWINGS, PROJECT DATA, SAMPLES AND SIMILAR SUBMITTALS, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO OR WILL DO SO AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.



ARCHITECTS
305 LEON ST.
EL PASO, TX 79901
(915) 533-2700 T.
(915) 533-2799 F.
carlodon@architects.com

CONSULTING ENGINEERS



CONSULTING STRUCTURAL ENGINEERS
277 E. AMADOR AVE. SUITE 200
LAS CRUCES, NM 88001
PHONE: (575)993-5228 FAX: (575)219-6177



MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERS
2211 E. MISSOURI AVE, SUITE W-107
EL PASO, TX 79903
PHONE: (915)781-2030 FAX: (915)781-2055

PRACTICAL SOLUTIONS

LANDSCAPE AND IRRIGATION DESIGN
5505 ROSA, SUITE B
EL PASO, TX 79905
PHONE: (915)252-7845

INDEX OF DRAWINGS:

C.S. COVER SHEET

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L2 IRRIGATION PLAN

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A1.1 REVISED SITE PLAN

A1.2 ENLARGED PLANS

A1.3 SITE DETAILS

A2.0 DEMO FIRST FLOOR PLAN

A2.1 DEMO SECOND FLOOR PLAN

A2.2 REVISED FIRST FLOOR PLAN

A2.3 REVISED SECOND FLOOR PLAN

A2.4 ENLARGED PLANS AND INTERIOR ELEVATIONS

A3.1 SCHEDULE AND DETAILS

A4.1 FIRST AND SECOND FLOOR REFLECTED CEILING PLAN

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A7.1 VERTICAL CIRCULATION

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A8.1 INTERIOR ELEVATIONS

A9.1 MILLWORK DETAILS

A10.1 DETAILS

A10.2 DETAILS

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S2.1 FOUNDATION PLAN

S3.1 FLOOR FRAMING PLAN

S4.1 ROOF FRAMING PLAN

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S6.1 FRAMING DETAILS

S6.2 FRAMING DETAILS

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E8.0 DEMOLITION POWER PLAN SECOND FLOOR

E9.0 NEW POWER DATA AND SPECIAL SYSTEMS PLAN

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E10.0 NEW POWER DATA AND SPECIAL SYSTEMS PLAN

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E11.0 ELECTRICAL RISER DIAGRAM

E12.0 ELECTRICAL EXISTING PANEL SCHEDULES

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P1.0 GENERAL NOTES AND LEGEND

P2.0 SITE PLAN

P3.0 DEMOLITION PLUMBING PLAN- FIRST FLOOR

P4.0 REMODEL PLUMBING FIRST FLOOR PLAN

P5.0 DEMOLITION PLUMBING PLAN-SECOND FLOOR PLAN

P6.0 REMODEL PLUMBING SECOND FLOOR PLAN

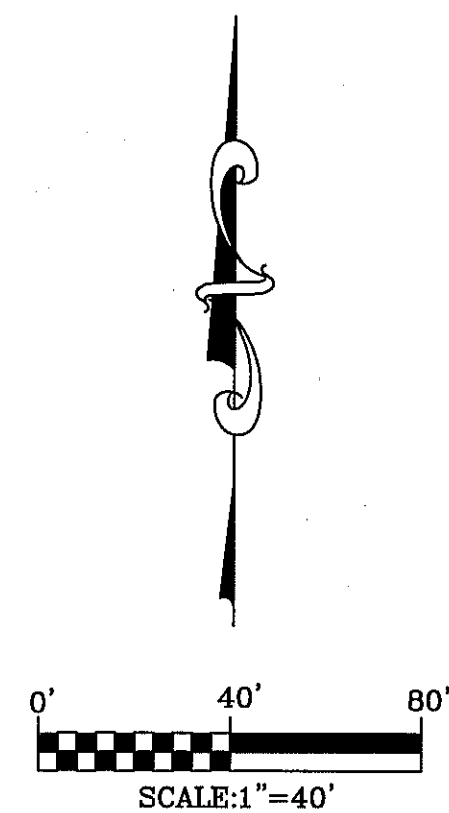
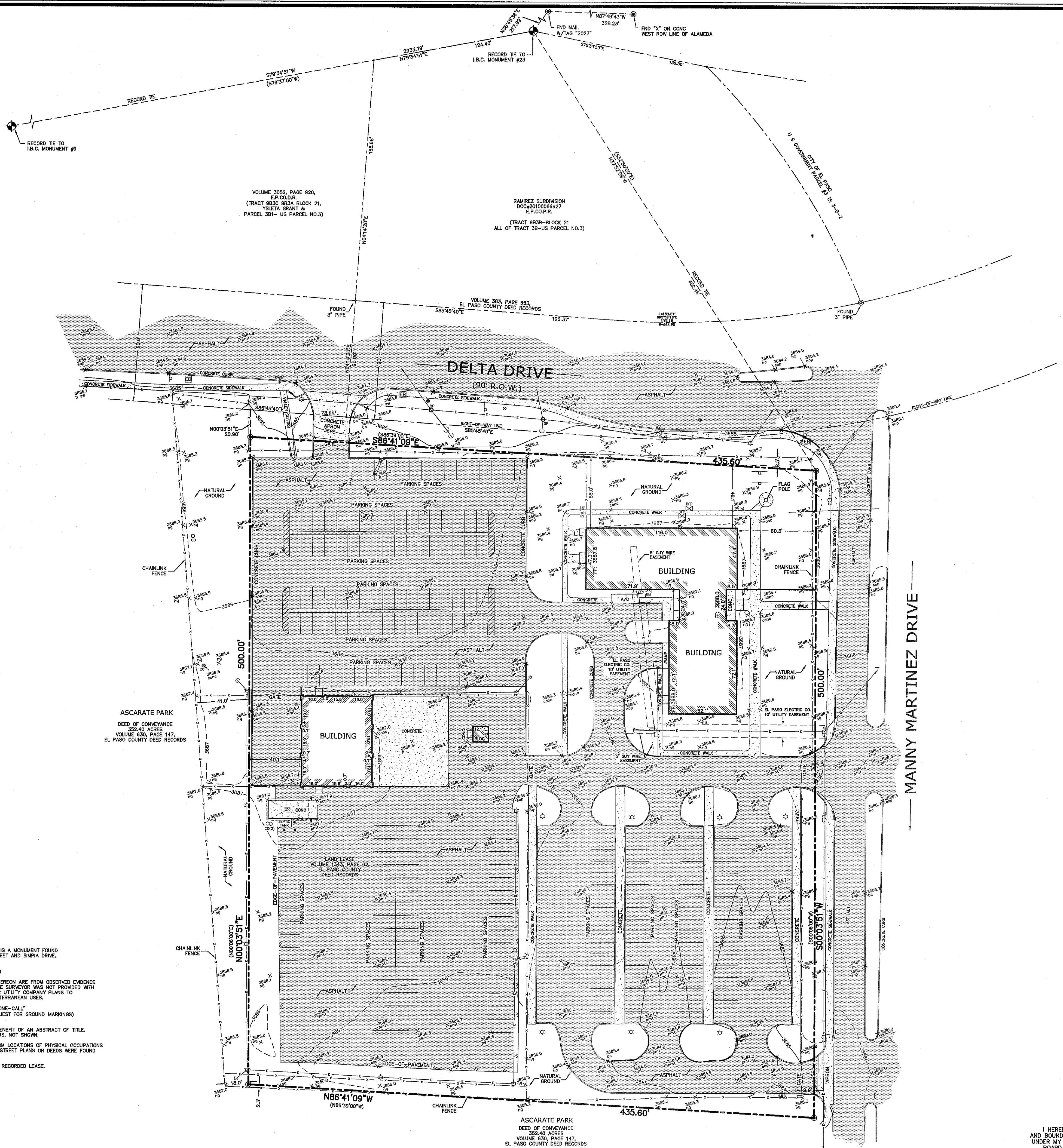
P7.0 DEMOLITION/REMODEL PLUMBING PLAN-ROOF

P8.0 PLUMBING SCHEDULES

P9.0 PLUMBING SCHEMATICS

TOPOGRAPHIC, IMPROVEMENT
AND BOUNDARY SURVEY

A PORTION OF U.S. GOVERNMENT PARCEL No. 3,
CITY OF EL PASO, EL PASO COUNTY, TEXAS



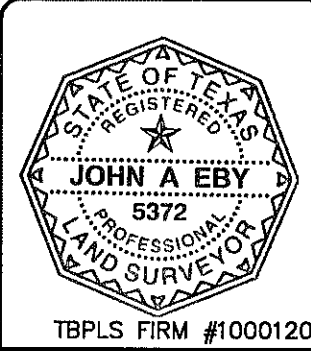
IMPROVEMENT LEGEND	
[Symbol]	TELEPHONE BOX
[Symbol]	ELECTRIC BOX
[Symbol]	POWER POLE
[Symbol]	LIGHT POLE
[Symbol]	OVERHEAD ELEC LINE
[Symbol]	GUY WIRE
[Symbol]	WATER VALVE
[Symbol]	BACK FLOW PREVENTER
[Symbol]	SIGN
[Symbol]	WATER METER
[Symbol]	DROP POLE
[Symbol]	TRAFFIC SIGNAL
[Symbol]	GUARD POST
[Symbol]	CHAINLINK FENCE

TOPOGRAPHIC LEGEND	
ff	FINISH FLOOR
conc	CONCRETE
bc	BACK OF CURB
pmt	PAVEMENT
gut	GUTTER
fp	FENCE POST
ng	NATURAL GROUND
eop	EDGE-OF-PAVEMENT
f rw	FACE ROCKWALL
b sw	BACK OF SIDEWALK
ps	PARKING STRIPE

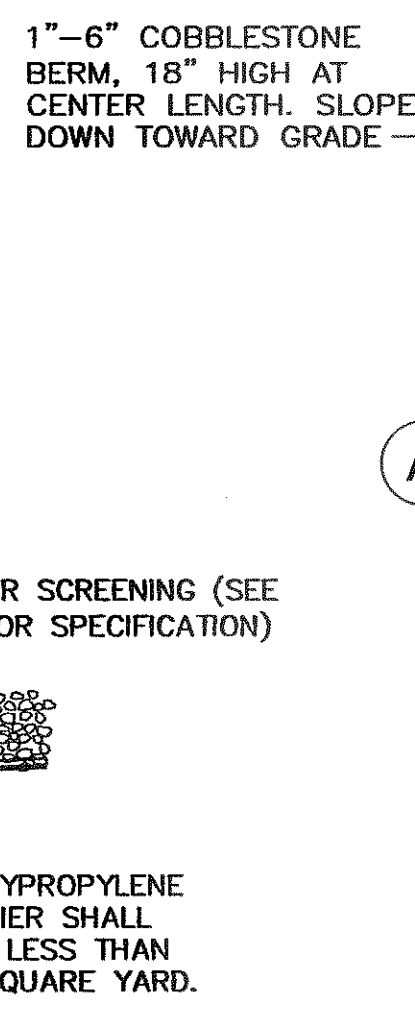
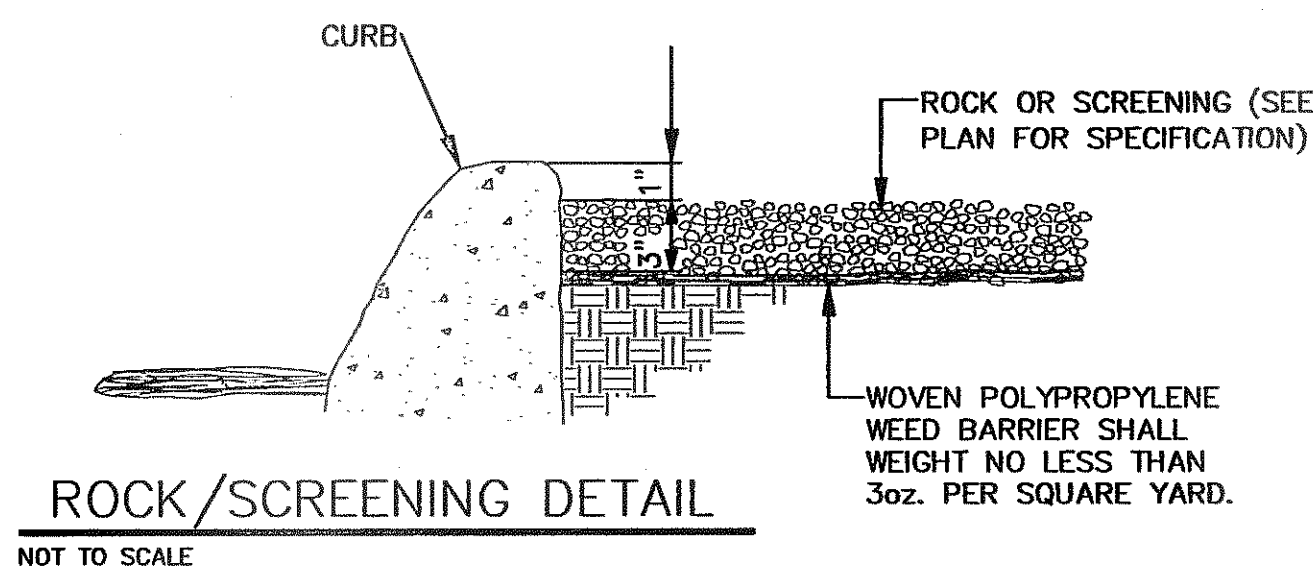
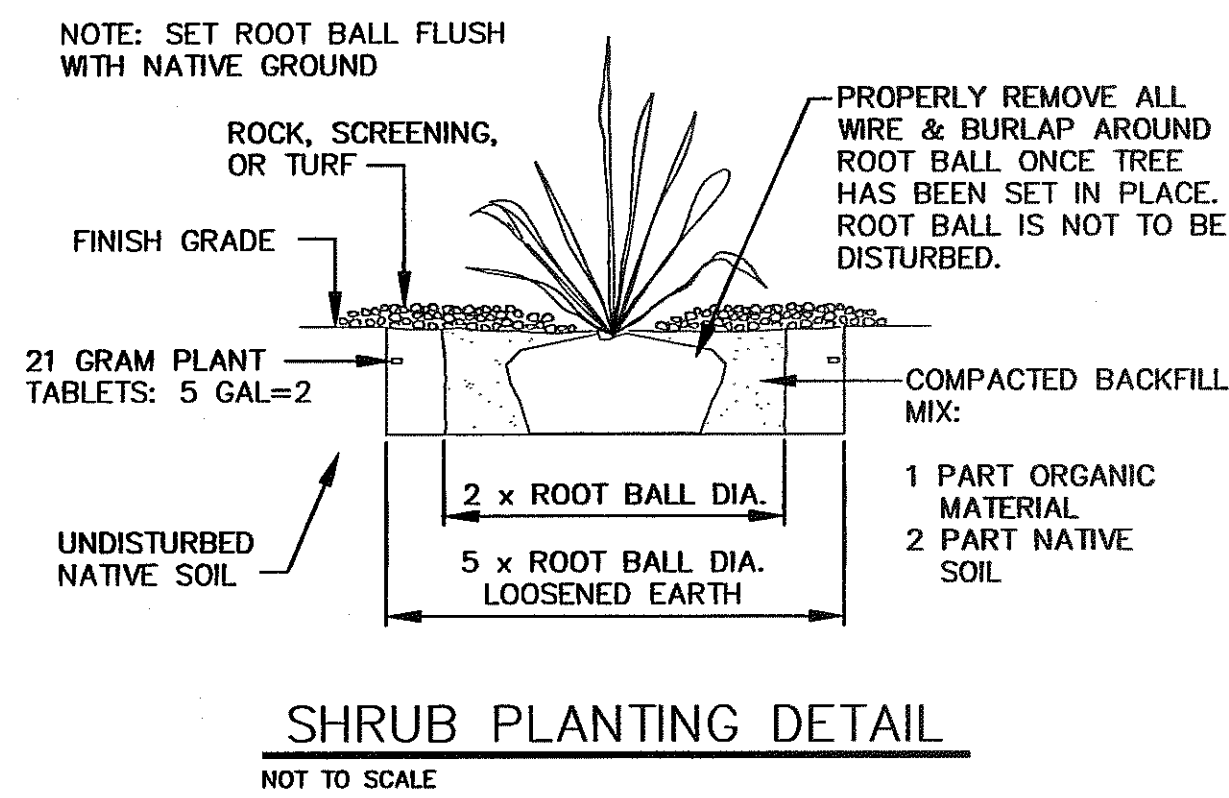
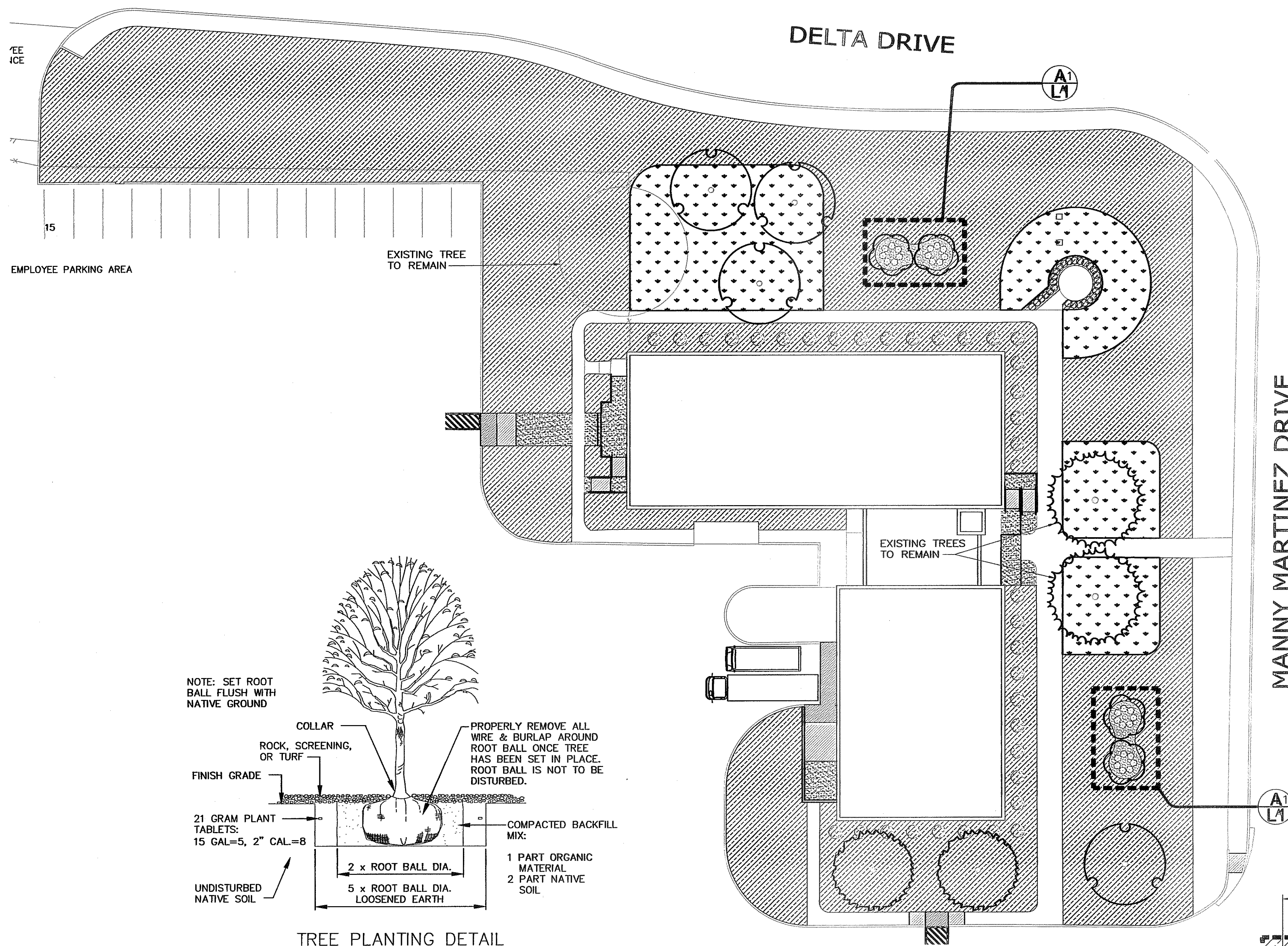
- NOTES:
- BENCHMARK FOR ELEVATIONS SHOWN HEREON IS A MONUMENT FOUND AT THE INTERSECTION OF COLLINGSWORTH STREET AND SIMPIA DRIVE. ELEVATION = 3658.84 CITY DATUM.
 - CONTOUR INTERVAL IS 1' MINOR AND 5' MAJOR.
 - THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS, EXCAVATIONS OR UTILITY COMPANY PLANS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN LINES.
 - BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
 - ROW WIDTH OF DELTA DRIVE IS ESTIMATED FROM LOCATIONS OF PHYSICAL OCCUPATIONS AND FROM MAPS IN OTHER SUBDIVISIONS. NO STREET PLANS OR DEEDS WERE FOUND FOR THE ROW.
 - PARCEL BOUNDARY IS BASED ON REFERENCED RECORDED LEASE.

CERTIFICATION
I HEREBY CERTIFY THAT THIS TOPOGRAPHIC, IMPROVEMENT
AND BOUNDARY SURVEY IS BASED ON A FIELD SURVEY PERFORMED
UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS
BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL
AND TECHNICAL STANDARDS

JOHN A. EBY, REP. L.S. TX-5372, NM-17779



A PORTION OF U.S. GOVERNMENT PARCEL No. 3, CITY OF EL PASO, EL PASO COUNTY, TEXAS		PLAT RECORD: VOLUME: N/A PAGE: N/A
TITLE CO:	FILE#:	DATED:
FIRM ZONE:	PANEL#:	DATED:
DATE OF SURVEY: 12/09/2013 OFFICE: LM FIELD: JAE, AG, JC		
PASO DEL NORTE SURVEYING INC. PH. 915-241-1841		
13998 BRADLEY ROAD, EL PASO, TEXAS 79938 FAX 915-855-6925		
© COPYRIGHT		





GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL ROCK MUST BE INSTALLED 3" THICK, 1" BELOW TOP OF CURB UNDERLAIN WITH WOVEN POLYPROPYLENE WEED BARRIER. WEED BARRIER MUST NOT WEIGHT LESS THAN 3oz. PER SQUARE YARD.
- ANY PLANT CHANGES AND/OR SUBSTITUTIONS MUST BE APPROVED BY DESIGNER BEFORE SUCH CHANGES ARE MADE.

LANDSCAPE ORDINANCE		
LANDSCAPE AREA REQUIRED: 10,290 SQ. FT. ADDITION X 15% = 1,544 SQ. FT.		
PROPOSED LANDSCAPE: 34,204 SQ. FT.		
PLANT QUANTITIES	REQUIRED	PROPOSED
QTY. OF PROJECT TREES	2	10
QTY. OF CANOPY TREES	0	0
QTY. OF FRONTAGE TREES	0	0
QTY. OF BUFFER TREES	0	0
QTY. OF 5 GAL. SHRUBS	69	92
QTY. OF 15 GAL. SHRUBS	0	0

3/4" PADRE CANYON ROCK APPROX. 28,313 SQ. FT.
 1"-6" COBBLESTONE APPROX. 378 SQ. FT.
 PRINCESS HYBRID BERMUDA TURF OR EQUAL. APPROX. 5,719 SQ. FT.

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
	2	AFGHANMONDALE PINE EXISTING TO REMAIN	PINUS ELDARICA	B # B	2"-2 1/2" CAL.	12-15' H
	4	FAN-TEX ASH	FRAXINUS VELUTINA "FAN-TEX"	B # B	2"-2 1/2" CAL.	10"-12' H
	2	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	B # B	2"-2 1/2" CAL.	10"-12' H
	4	WHITE CRAFT MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA "WHITE"	B # B	2"-2 1/2" CAL.	8'-10' H
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT		SIZE
	28	DWARF INDIAN HAWTHORN	RAPHIOLEPIS INDICA	5 GAL		18-24" H
	27	JAPANESE BOXWOOD	BUXUS MICROPHYLLA JAPONICA	5 GAL		18-24" H
	37	LITTLE RED OLEANDER	NERIUM OLEANDER "LITTLE RED" TM	5 GAL		18-24" H

TOP SOIL

REDDISH BROWN SILTY, SANDY ARIDISOL. COMMON TO EL PASO AND SURROUNDING AREA. PHYSICAL CHARACTERISTICS AS FOLLOWS:

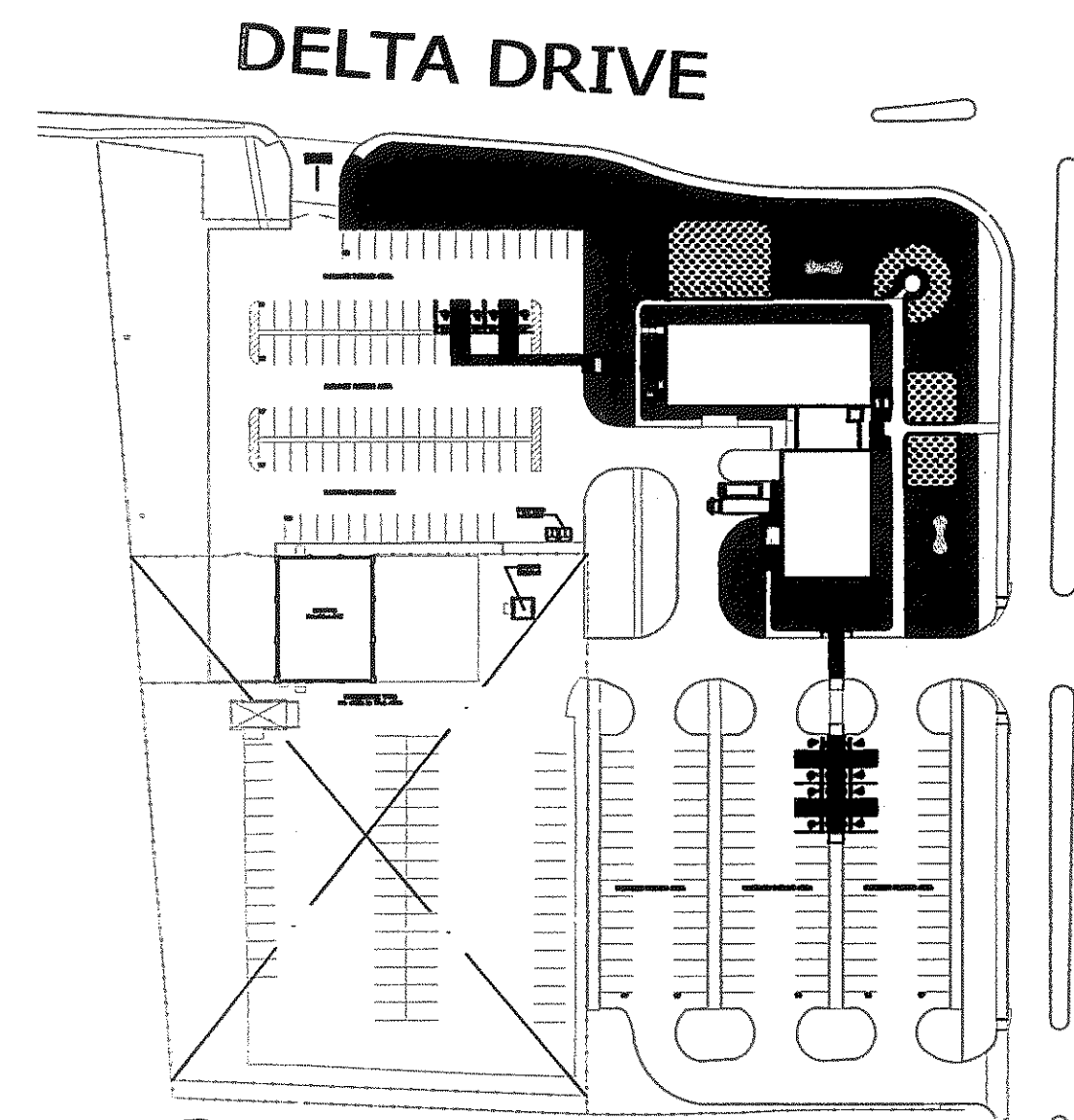
TOTAL SAND CONTENT: 70%
 SILT CONTENT: 17%
 CLAY CONTENT: 8%
 ORGANIC CONTENT: 5%
 FREE OF LARGE ROCK, TOXIC CHEMICALS AND OBJECTIONABLE MATERIALS.

APPROXIMATELY 5,719 SQ. FT. WITH 6" MIN. DEPTH

TURF AREAS

AFTER CONTRACTOR LEVELS FIELD AREA, REMOVE 6" DEPTH OF EXISTING SOIL AND INSTALL NEW TOP SOIL, COMPLETE WITH A MIX OF 1 PART ORGANIC COMPOST TO 3 PARTS TOP SOIL. CONTRACTOR TO THOROUGHLY WATER DOWN SOIL MIX AND COMPACT TO 70% OF ITS DENSITY PRIOR TO TURF INSTALLATION. AFTER COMPACTION, SOIL MUST BE 6" IN DEPTH. APPROXIMATELY 5,719 SQ. FT.

TURF TO BE INSTALLED: PRINCESS HYBRID BERMUDA TURF OR EQUAL.
 APPROXIMATELY 5,719 SQ. FT.

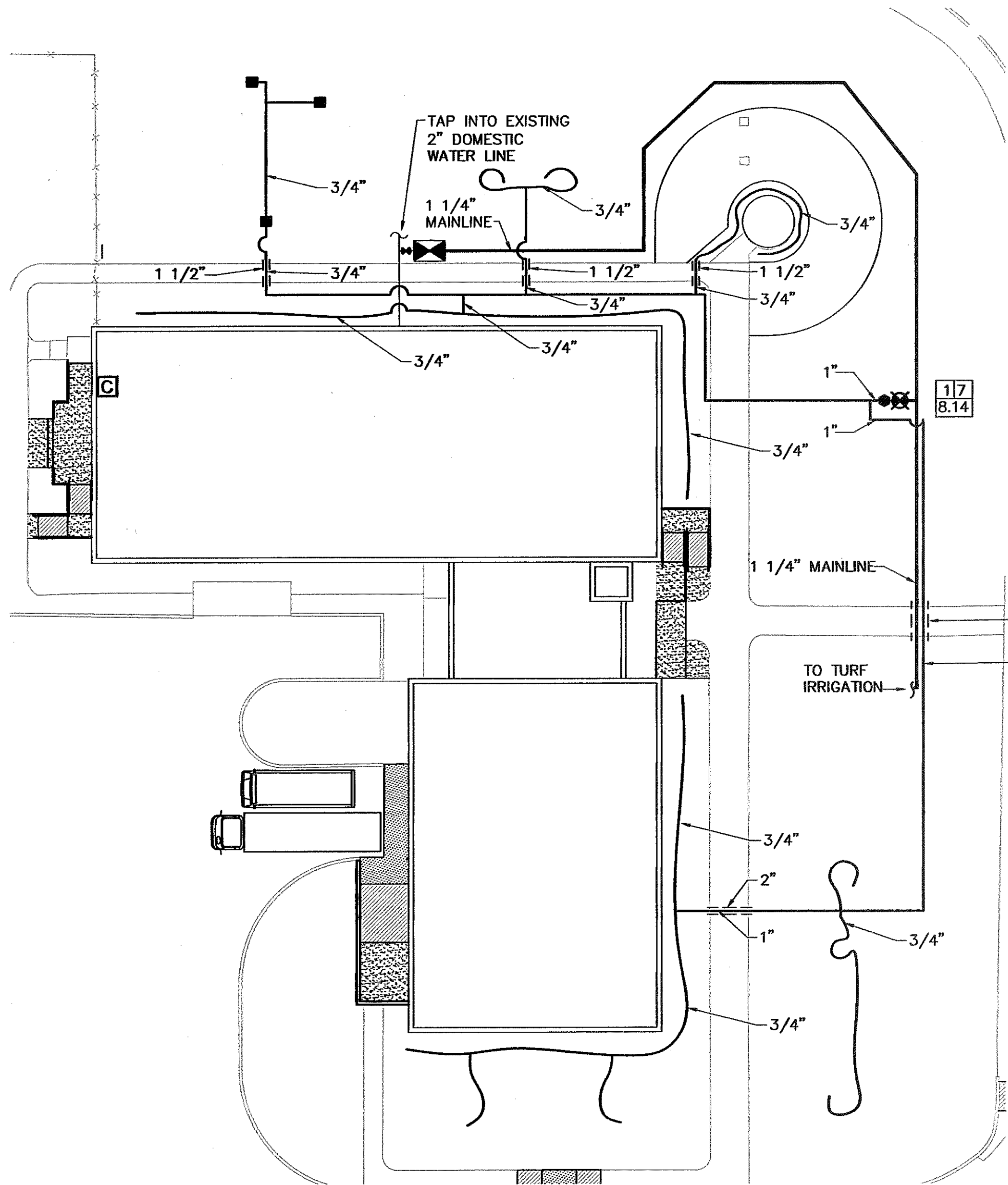


ISSUED FOR CONSTRUCTION

NO.	DATE	REVISION:

DATE: February 17, 2014

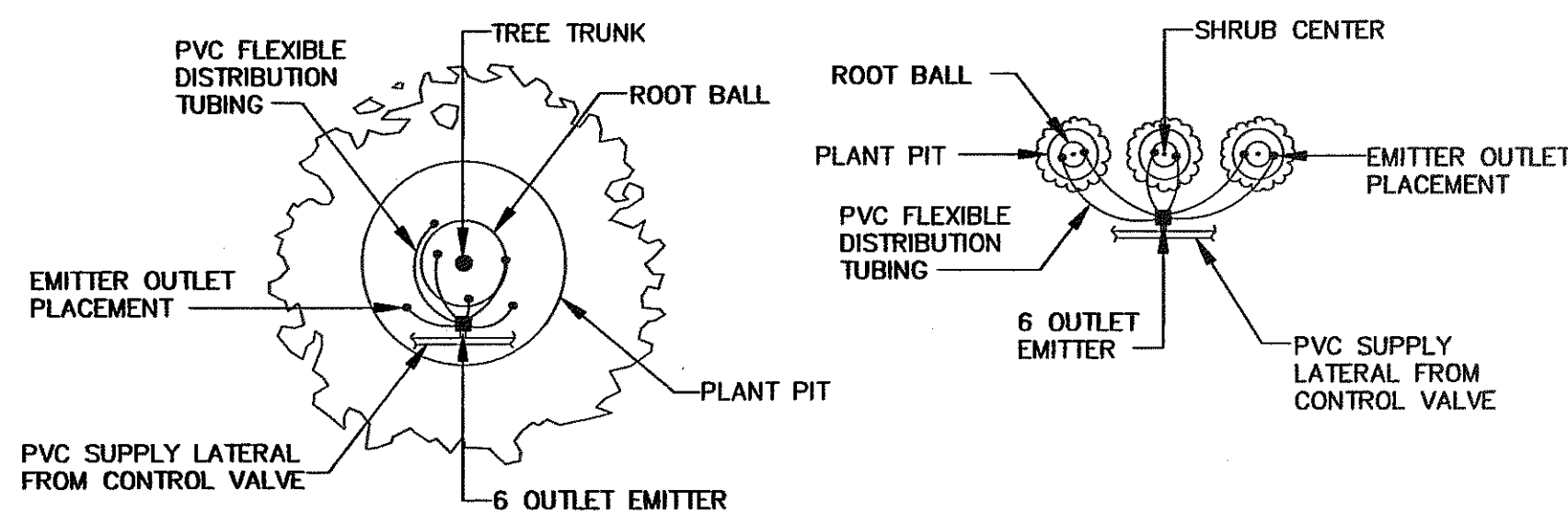
SHEET: **L1**
 LANDSCAPE PLAN
 SHEET: 1 OF 2



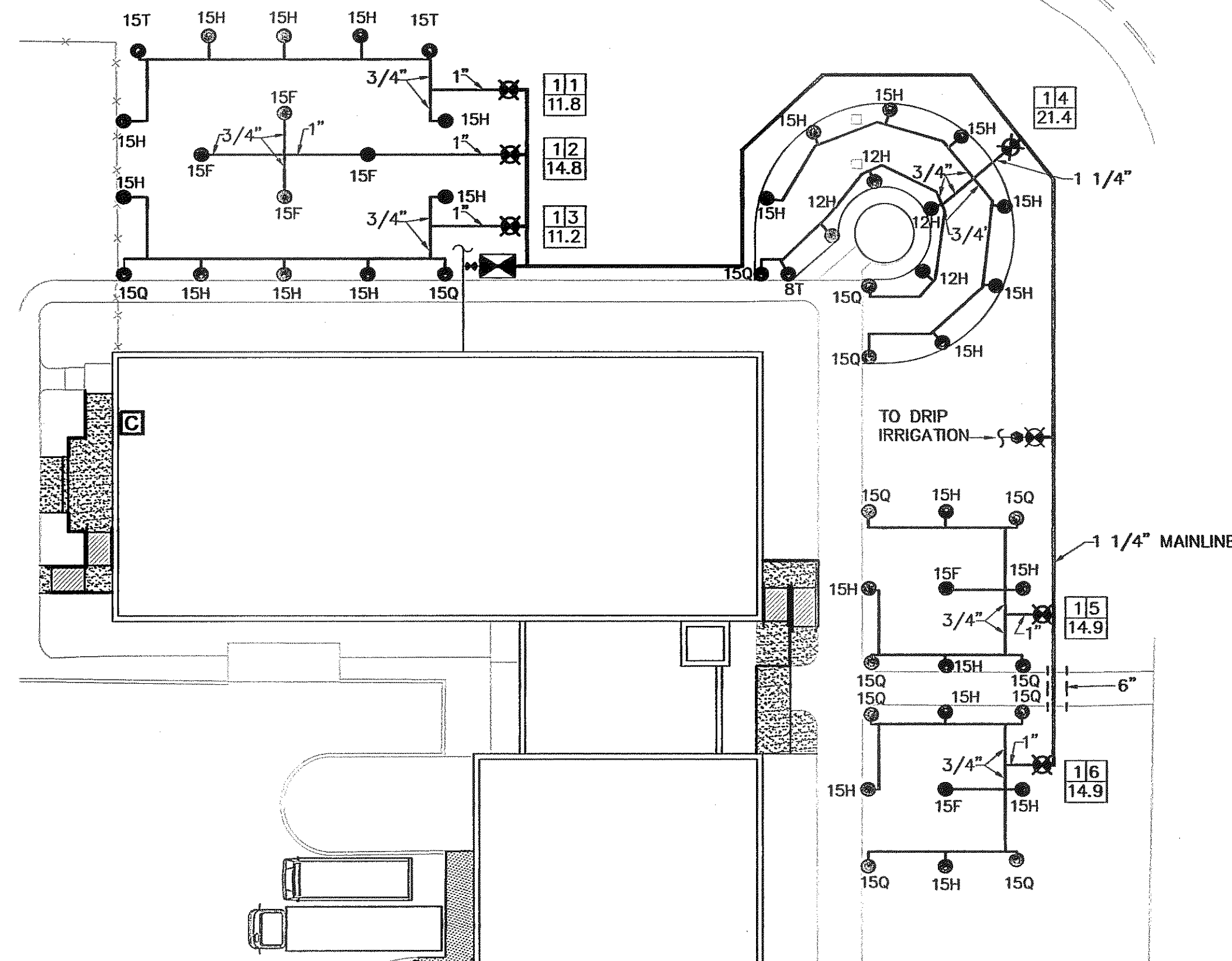
Drip Irrigation Plan
SCALE: 1"=20'
NORTH

WATER SCHEDULE	
DRIP VALVE	30 MIN.
TURF VALVES	30 MIN
TOTAL	
RUN CYCLES 2X/DAY 3X/WEEK	3 HOURS EA. PER WEEK

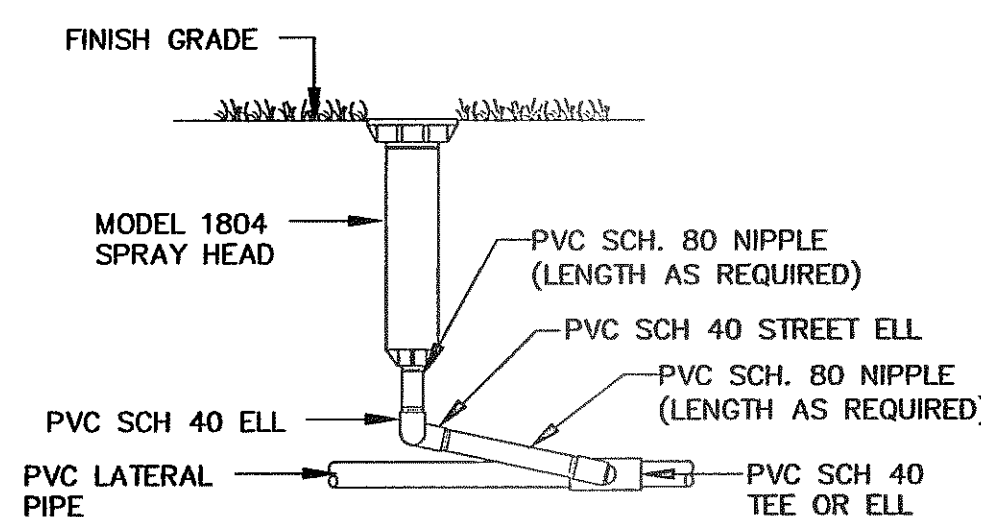
NOTE:
RAINBIRD MODEL XB-20PC (USE 3/4" POLYETHYLENE TUBING). 2 GPH DRIP EMITTER. CAPILLARY TUBING WITH E.O.C.V.S./STAKES, INSTALL 6 EMITTERS PER TREE, 4 EMITTERS PER PALM, 3 EMITTERS PER 15 GAL SHRUB, 2 EMITTERS PER 5 GAL SHRUB AND 1 EMITTER PER 1 GAL SHRUB.



EMITTER OUTLET PLACEMENT DETAIL
NOT TO SCALE

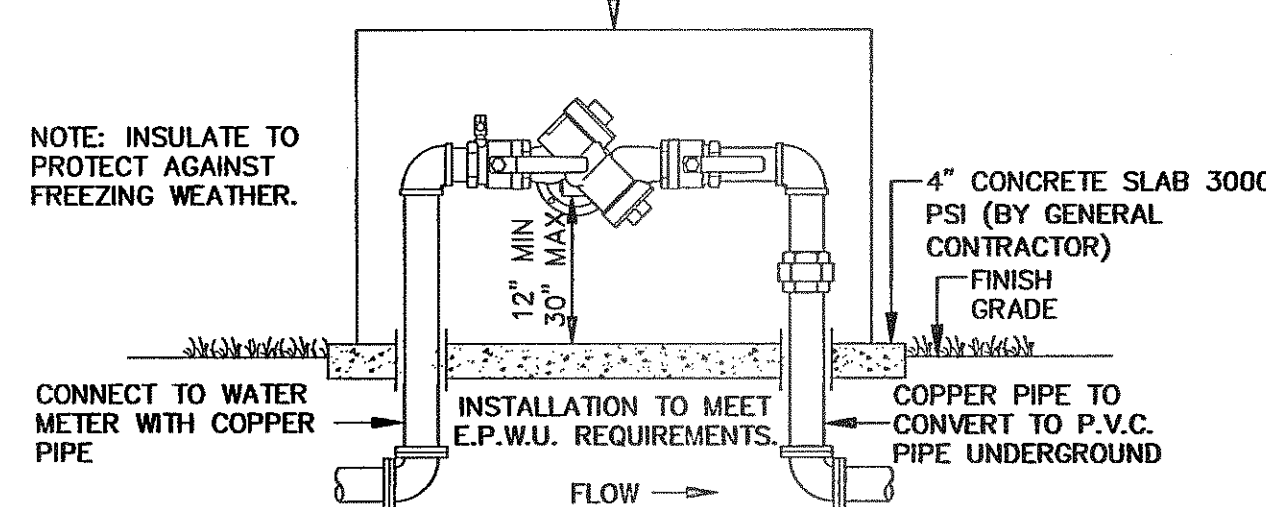


Turf Irrigation Plan
SCALE: 1"=20'
NORTH

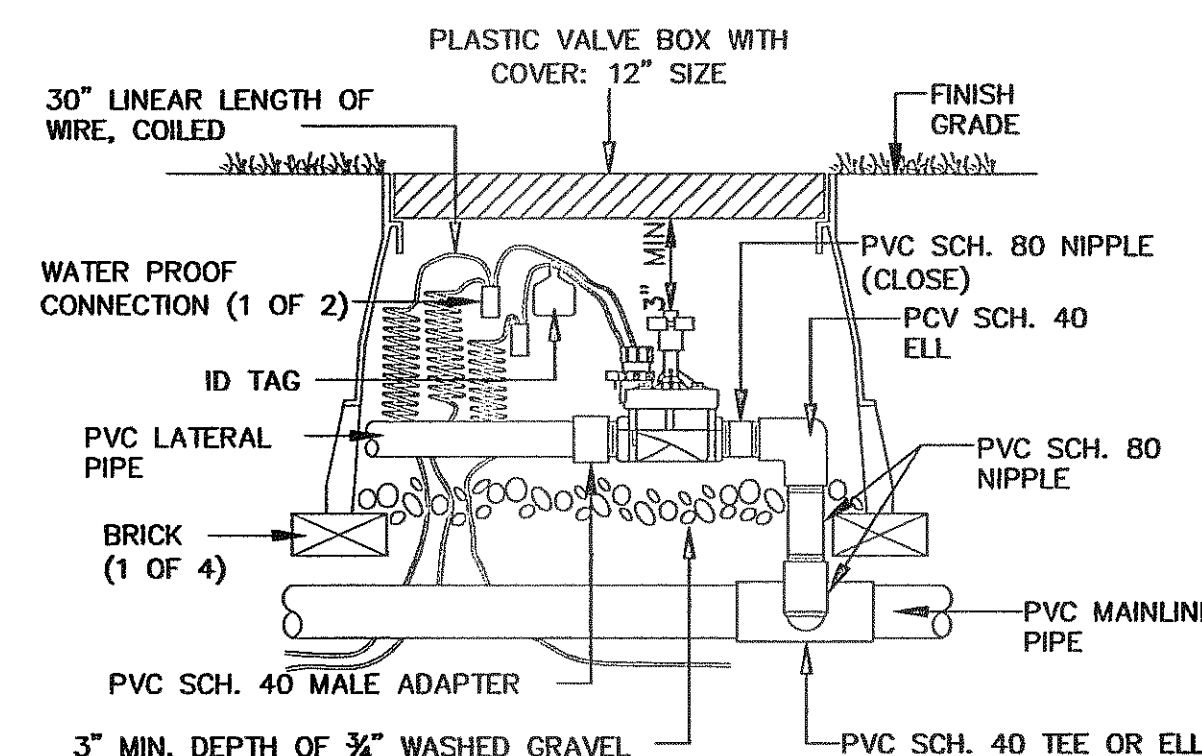


RAINBIRD 1800 SPRAY HEAD DETAIL
NOT TO SCALE

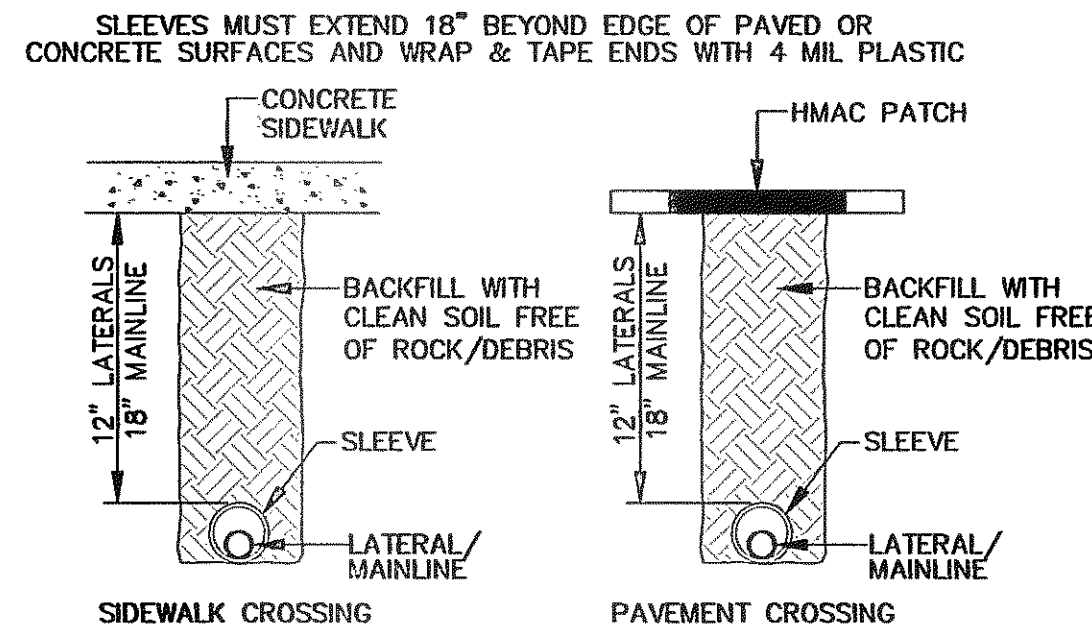
ENCLOSURE TO BE BY HYDRO COWL, MODEL No.2005-AL. IRRIGATOR IS TO SELECT APPROPRIATE SIZE OF ENCLOSURE AND INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND MUST BE ASSE-1060 CERTIFIED.



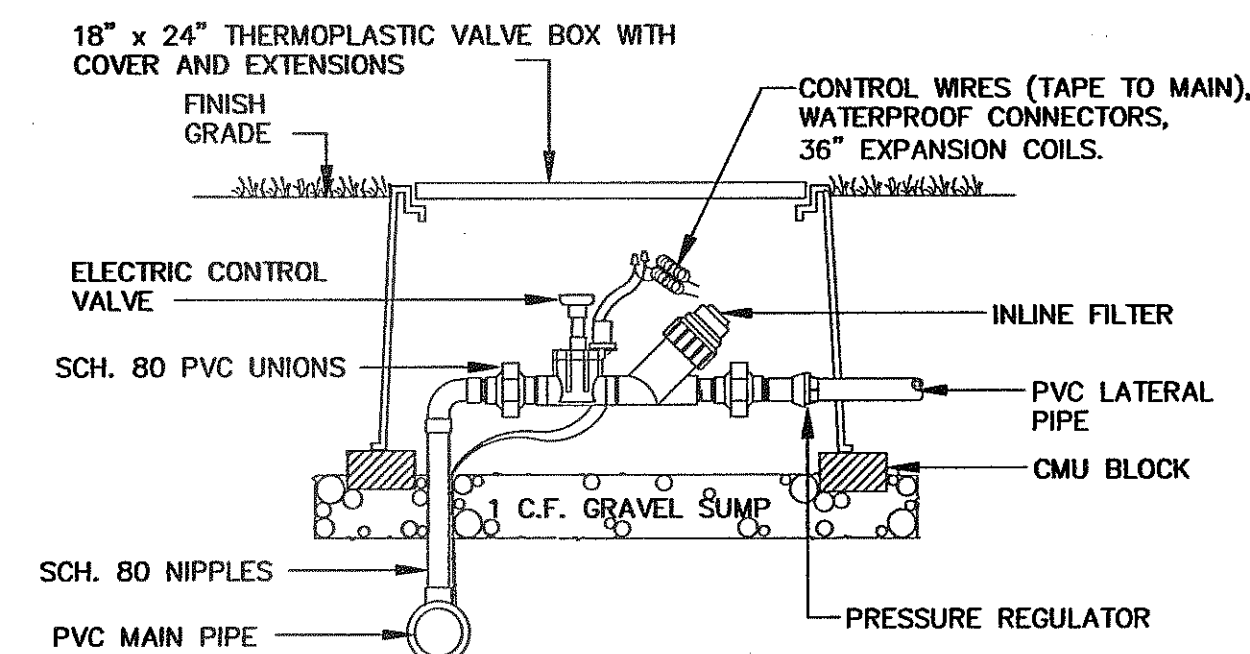
RPA FEBCO Mo.825Y DETAIL
NOT TO SCALE



RAINBIRD-PEB CONTROL VALVE DETAIL
NOT TO SCALE

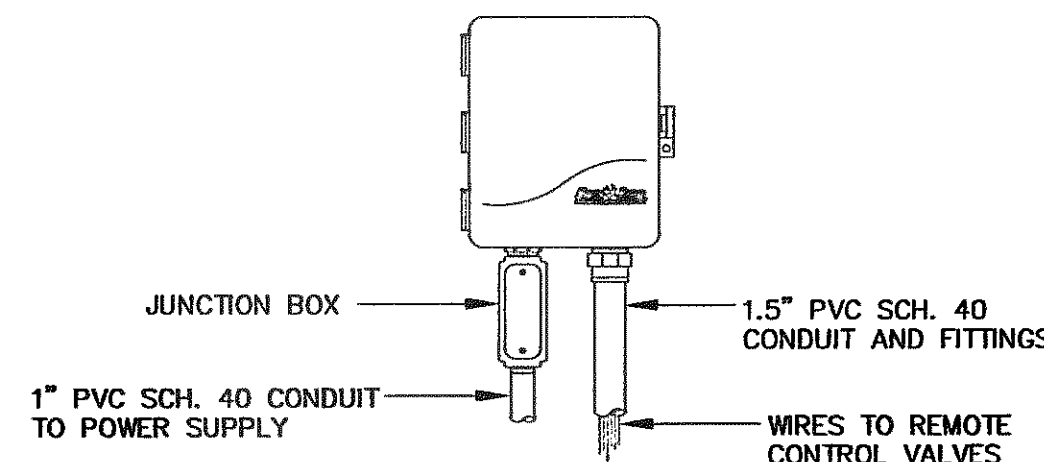


SLEEVING STANDARD DETAIL
NOT TO SCALE



ELECTRIC CONTROL VALVE W/ FILTER DETAIL
NOT TO SCALE

NOTE: 24V ELECTRIC CONTROL WIRE (#14G) AND COMMON GROUND WIRE (#12G) SHALL BE DIRECT BURIAL, COLOR CODED AND ALL SPLICES & CONNECTIONS SHALL BE WATERPROOFED FROM CONTROLLER TO VALVES.



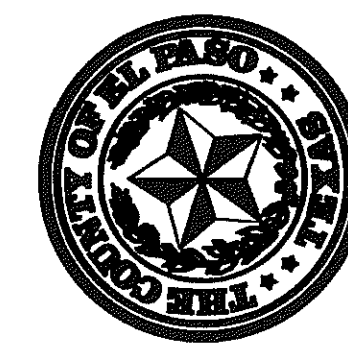
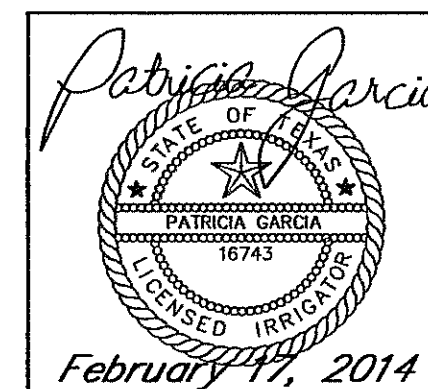
RAINBIRD ESP CONTROLLER DETAIL
NOT TO SCALE

IRRIGATION LEGEND		
	1 1/4" FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER W/COVER AS PER DETAIL	
	1" RAINBIRD REMOTE CONTROL VALVE-PEB SERIES WITH RAINBIRD WYE FILTER MOD. RBY-100 AND PSI-M30 REGULATOR	
	1" RAINBIRD REMOTE CONTROL VALVE-PEB SERIES.	
	RAINBIRD 1804 POP-UPS WITH NOZZLE, SIZES NOTED ON PLAN. 8T=.32 GPM; 12H=1.3 GPM; 15Q=.95 GPM; 15H=1.85 GPM; 15F=3.7 GPM	
	RAINBIRD MODEL XBT-20-6 DRIP EMITTER 2 GPH, WITH CAPILLARY TUBING WITH E.O.C.V.S./STAKES INSTALL 2 EMITTERS PER SHRUB AND 6 PER TREE AND ENCLOSE IN AGRIFIM EMITTER BOX EB-6 (COLOR OF EMITTER BOXES TO MATCH COLOR OF ROCK)	
	1 1/4" BRASS BALL VALVE IN 10" ROUND VALVE BOX. (USED TO ISOLATE FROM DOMESTIC WATER LINE)	
	1 1/4" WILKINS MODEL 600C PRESSURE REDUCING VALVE (USE VALVE ONLY IF STATIC PRESSURE IS OVER 80 PSI)	
	RAINBIRD ESP-8M ELECTRIC CONTROLLER. CONTROLLER TO BE LOCATED NEXT TO HOUSE PANEL. IRRIGATOR MUST SEE GENERAL CONTRACTOR FOR EXACT LOCATION OF HOUSE PANEL	
	1 1/4" PVC, CLASS 200, MAIN LINE	
	ALL UNSIZED PIPE TO BE PVC, CLASS 200, SIZED ON PLAN.	
	3/4" POLYETHYLENE TUBING	
	ALL LATERALS UNDER CONCRETE OR PAVED SURFACES MUST BE ENCASED IN A PVC SLEEVE 2 TIMES PIPE DIAMETER. USE CLASS 200 PIPE.	
	A) STATION NUMBER B) SIZE OF VALVE IN INCHES C) TOTAL GPM	

IRRIGATION IS REGULATED BY TEXAS NATURAL RESOURCE CONSERVATION COMMISSION, P.O. BOX 13087, AUSTIN TEXAS 78711-3087.

GENERAL NOTES

- THE SUB-CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE CAUSED BY THE SUB-CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- LOCATE ALL VALVES AWAY FROM LOW SPOTS OR AREAS OF DRAINAGE FLOW.
- MAINTAIN 4" MINIMUM CLEARANCE BETWEEN PIPE RUNNING IN THE SAME TRENCH. CONTROL WIRE SHALL ALWAYS BE TO THE SIDE AND BELOW THE TOP OF THE PIPE RUNNING IN THE SAME TRENCH.
- ALL PIPING/WIRING RUNNING BENEATH PAVED SURFACES (DRIVES, SIDEWALKS, ETC.) SHALL BE INSTALLED IN CLASS 200 PVC SLEEVES. SLEEVES SHALL BE OF THE SIZE SO THAT THE INSIDE DIAMETER OF THE SLEEVE IS 2 PIPE SIZES GREATER THAN THAT OF THE COMBINED OUTER DIAMETER OF ALL ITEMS INSTALLED IN THE SLEEVES.
- THE SUB-CONTRACTOR WILL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS DESIGNED, WHEN IT IS OBVIOUS THAT FIELD CONDITIONS EXIST, THAT WERE NOT CONSIDERED AT TIME OF DESIGNING THE SYSTEM. ANY CONDITIONS NOTED AS SUCH, SHALL BE REPORTED TO THE ARCHITECT AND IRRIGATION DESIGNER. IF THE SUB-CONTRACTOR FAILS TO DO SO, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY CORRECTIONS NEEDED.
- ALL CONTROL WIRING FROM THE VALVES TO THE CONTROLLER MUST BE INSTALLED IN A 1" PVC CONDUIT PIPE IF BURIED BENEATH CONCRETE OR ASPHALT SURFACES.
- SUB-CONTRACTOR IS RESPONSIBLE FOR CONNECTING AUTOMATIC CONTROLLER TO ELECTRICITY.



ISSUED FOR CONSTRUCTION

NO.	DATE	REVISION:

DATE: JANUARY 28, 2014

SHEET:
L2
IRRIGATION PLAN
SHEET: 2 OF 2